

COUNTY OF SAN DIEGO TRACT, TM 5392 RPL 3; STP 04-050

FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:

THOSE PORTIONS OF THE NORTH 2 LARGES OF LOT 11 AND OF THE WEST HALF OF THE SOUTH 1 ACRE OF LOT 2 OF TRACT 1401 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE DEED OF TRACT 1401 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 8, 1981 CONVEYED TO THE STATE OF CALIFORNIA IN A DEED RECORDED MARCH 15, 1984, AS DOCUMENT NO. 1984-0108827, FILED IN THE OFFICE OF SAN DIEGO COUNTY RECORDER, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE NORTHEASTLY CORNER OF PARCEL 21979-1, AS CONVEYED TO THE STATE OF CALIFORNIA IN A FINAL ORDER OF CONDOMINIUM RECORDED ON NOVEMBER 20, 1989 AS DOCUMENT NUMBER 1989-059004 OF OFFICIAL RECORDS.

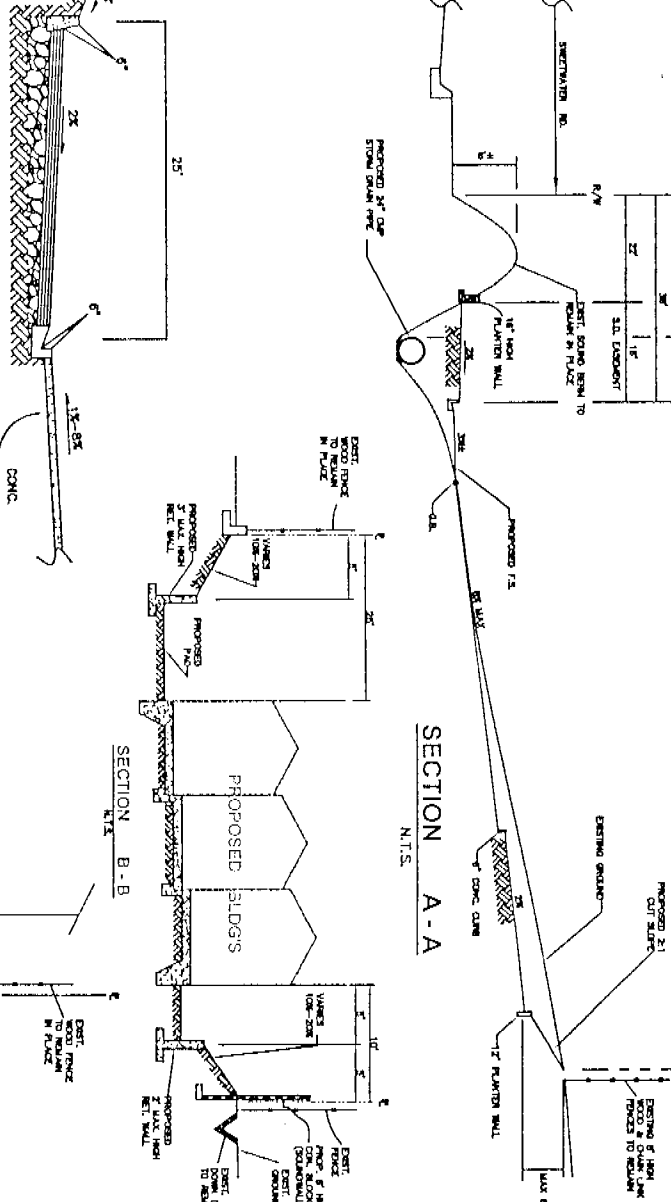
THENCE (1) ALONG THE EASTERN LINE OF SAID PARCEL 21979-1 AND THE SOUTHERLY PROLONGATION THEREOF SOUTH 00°21'44" WEST, 402.25 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED IN SAID DEED RECORDED MARCH 15, 1984, AND THE POINT OF BEGINNING, (ASSESSOR'S PARCEL NO. 578-012-80)

GENERAL PROJECT INFORMATION

EXISTING
ASSESSOR PARCEL NO. 578-012-80
SITE AREA: 14.15 ACRES
EXISTING ZONING: RV11
EXISTING USE: VACANT
ASSESSOR'S TAX RATE AREA - 8.0171
GENERAL PLAN - (7) RESIDENTIAL
RECREATION - COMM/REX
COMMUNITY SPRING VALLEY

PROPOSED
PROPOSED USE: 10 UNITS CONDOMINIUMS
PROPOSED SETBACKS:
FRONT: 12' REAR: 25' SIDE: 10' MIN.
GROSS AREA: 11.5 ACRES
NET AREA: 1.07 ACRES
ZONING: RV11

UTILITY SERVICES
GAS AND ELECTRICITY & E TEL. (800) 411-7343
SEWER: SPRING VALLEY SANITATION
WATER: SANITATION DISTRICT TEL. (619) 440-2007
CABLE: CABLE WATER DISTRICT TEL. (619) 527-7482
TELEPHONE: SBC TEL. (600) 855-4296
FIRE: SAN DIEGO FIRE DEPT. TEL. (619) 670-0500
SCHOOL: LA MESA - SPRING VALLEY (MIDDLE) H.S. DISTRICT



TYPICAL PRIVATE ROAD SECTION

PAYMENT SECTION PER SOIL REPORT

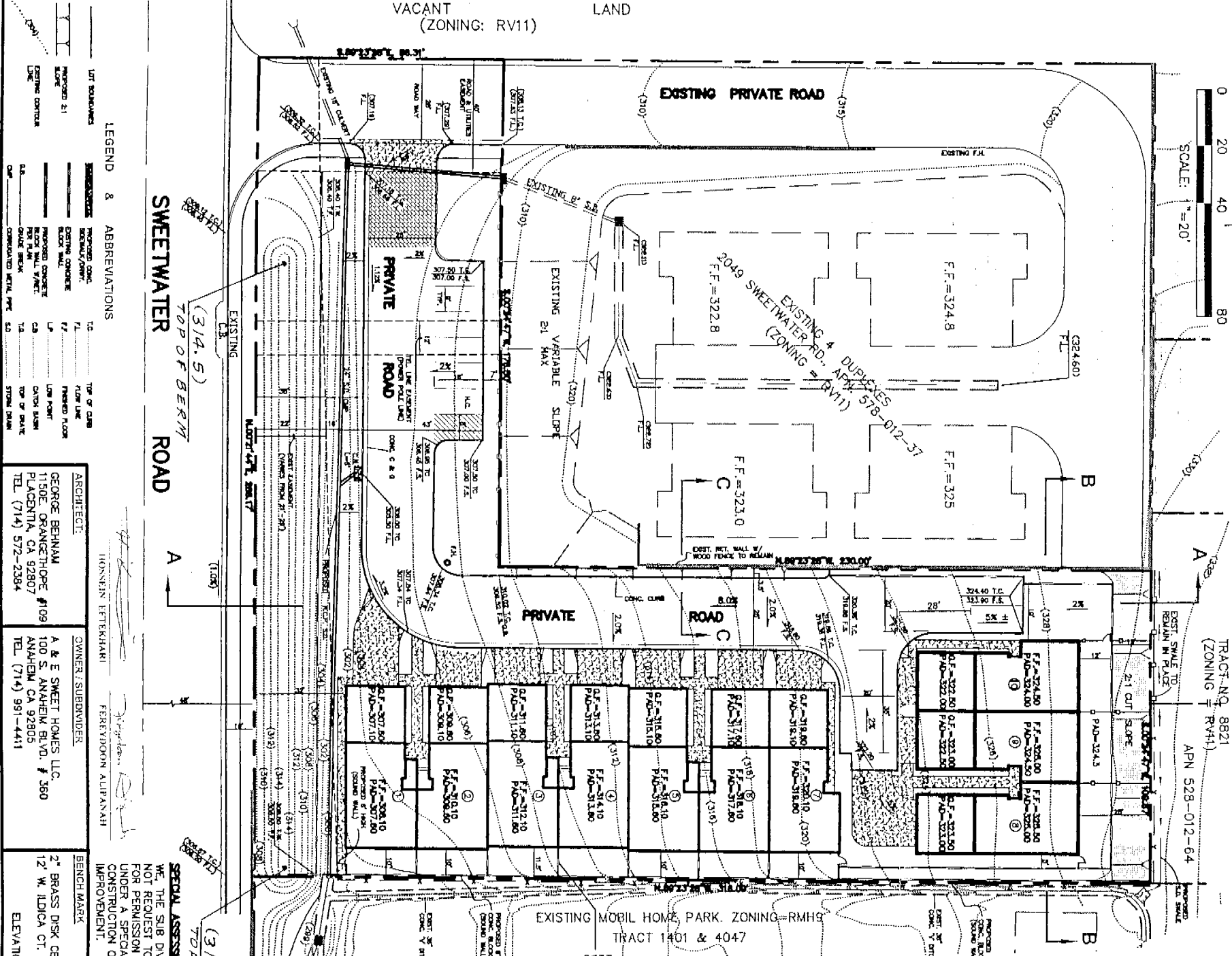
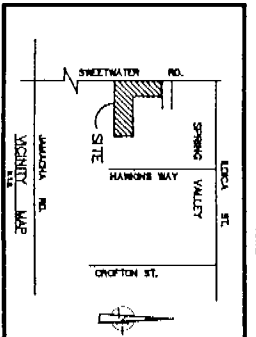
SOLAR ACCESS STATEMENT

"ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING BY THIS SUBDIVISION. WHEN PARCELS LESS THAN ONE ACRE ARE PROPOSED, THE STATEMENT MUST BE SIGNED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. A STATEMENT SUPPORTING THE EXCEPTION OF ANY LOT/PARCEL FROM SOLAR ACCESS MUST ALSO BE SIGNED BY A REGISTERED ENGINEER OR LAND SURVEYOR."

CONDOMINIUM MAP STATEMENT

"THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 11550 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 10."

DEVELOPMENT REGULATIONS	
USE REGULATIONS	RV 11
ANIMAL REGULATIONS	0
DENSITY	10.9
LOT SIZE	10,000
BUILDING TYPE	K
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
LOT COVERAGE	-
SETBACK	K
OPEN SPACE	I
SPECIAL AREA REGULATIONS	B.O.I.D.2



LEGEND & ABBREVIATIONS

1. LOT BOUNDARIES	16. TOP OF CURB
2. EXISTING DRIVE	17. TRUNK LINE
3. EXISTING DRIVE	18. TRUNK LINE
4. EXISTING DRIVE	19. TRUNK LINE
5. EXISTING DRIVE	20. TRUNK LINE
6. EXISTING DRIVE	21. TRUNK LINE
7. EXISTING DRIVE	22. TRUNK LINE
8. EXISTING DRIVE	23. TRUNK LINE
9. EXISTING DRIVE	24. TRUNK LINE
10. EXISTING DRIVE	25. TRUNK LINE
11. EXISTING DRIVE	26. TRUNK LINE
12. EXISTING DRIVE	27. TRUNK LINE
13. EXISTING DRIVE	28. TRUNK LINE
14. EXISTING DRIVE	29. TRUNK LINE
15. EXISTING DRIVE	30. TRUNK LINE

ARCHITECT: GEORGE BEHMAN, 1100 S. ANAHEIM BLVD., #109, ANAHEIM, CA 92805, TEL. (714) 572-2384

ENGINEER: A & E SWEET HOMES, LLC, 100 S. ANAHEIM BLVD., #360, ANAHEIM, CA 92805, TEL. (714) 991-4411

PREPARED BY: HOSS, WILLIAM & ASSOCIATES, INC., PLANNERS/CONSULTING ENGINEERS/SURVEYORS, 100 S. ANAHEIM BLVD., #360, ANAHEIM, CA 92805, TEL. (714) 991-4411

COUNTY OF SAN DIEGO TRACT
TM 5392 RPL 3; STP 04-050
SWEETWATER ROAD SAN DIEGO
AUGUST 30, 2005